



**Jeffries
Dibbens &**
estate and letting agents

54 Hill Head Road
Hill Head, PO14 3JL

Exceptional

PROPERTY SUMMARY

Situated in a prime location on Hill Head seafront and boasting panoramic sea views across the Solent to the Isle of Wight, this four bedroom family home is one of a kind. With a large paved driveway leading to the welcoming porch and entrance hallway, the property has a downstairs bathroom, utility room, great sized double bedroom and a stunning open-plan kitchen/diner/lounge with bi-fold doors opening onto the generous garden.

Upstairs, the first floor living room makes the most of the ocean views with sliding doors onto the south facing balcony. Three additional double bedrooms, a refitted en-suite to the master bedroom and an upstairs bathroom complete this detached house. Outside, the rear garden is landscaped beautifully with mature borders, patios and walkways, creating an ideal space for summer BBQs and al-fresco dining with family and friends.

With further benefits such as an integral garage and being within walking distance to Stubbington Village and good local schools, this property is a fantastic family home for those wanting a taste of coastal living. Call us now in our Stubbington Branch to book in your viewing today.

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FIRST FLOOR

PORCH 4' 4" x 3' 10" (1.32m x 1.17m)

LOUNGE 21' 2" x 12' 11" (6.45m x 3.94m)

ENTRANCE HALL 12' 11" x 9' (3.94m x 2.74m)

BALCONY

BATHROOM 6' 5" x 5' 6" (1.96m x 1.68m)

BATHROOM 6' 6" x 6' 6" (1.98m x 1.98m)

INTEGRAL GARAGE 17' 9" x 9' 8" (5.41m x 2.95m)

BEDROOM 3 11' 10" x 11' 3" (3.61m x 3.43m)

UTILITY ROOM 8' 7" x 6' 2" (2.62m x 1.88m)

BEDROOM 2 14' 6" x 11' 2" (4.42m x 3.4m)

BEDROOM 4 11' 9" x 8' 10" (3.58m x 2.69m)

BEDROOM 1 14' 6" x 11' 6" (4.42m x 3.51m)

KITCHEN/DINER/LOUNGE 20' 11" x 14' (6.38m x 4.27m)

ENSUITE 6' 6" x 6' 6" (1.98m x 1.98m)

OUTSIDE

WALK IN LARDER

DRIVEWAY

REAR GARDEN





LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band E

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.



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